

# Additions

The most common means of increasing living space is through the addition of a side or front wing which can have a great effect on the appearance of your house. For that reason it is critical for you and your architect to understand the appropriate means of enlarging your house to ensure a well-composed facade.

The first step in determining what type of addition is appropriate is to understand the dimensions (width and height) of your existing house (as well as your lot) so that you and your architect can determine the size of your addition.

## Guidelines for Adding Wings

Side wings should step back no less than 2 feet from the front facade of the Main Body mass to ensure that the addition visually maintains a subordinate role.

Different Main Body masses require different types of wing additions. For example, it would be acceptable to add a one-story wing to a two-story house, but not acceptable to add a two-story wing to a one-story house. In general, wings—whether front, side or rear—should have a subordinate relationship to the Main Body mass. The drawings on the right are taken from the architectural style sections and represent the proper relationship between main house massing and wing size. The photos at the bottom of the page are also examples of well-proportioned additions to houses from Norfolk neighborhoods.

The following guidelines will help you to keep your wing additions on course:

### WIDTH

One-story wings should never exceed half the width of the Main Body of the house. Two-story wings should not exceed one-third of the house width. One-story houses should only have one-story wings, while two-story houses may have either one- or two-story wings. As shown in a few photos, symmetrical one-story additions on either side of a two-story Main Body create a balanced composition.

### FRONT SETBACKS

Wings should never be built flush with the front facade. Preferably, wings should be set back a distance from the front facade no less than half the width of the wing. Garage or carriage porch wings should be set back a distance equal to the width of the wing.

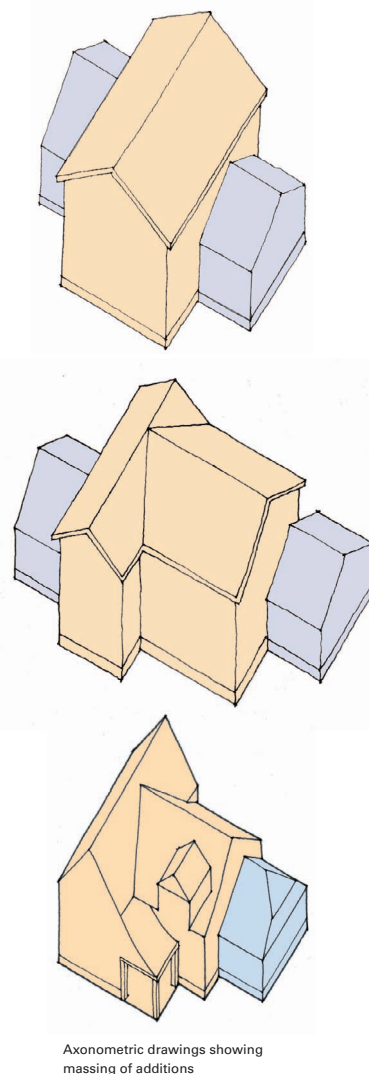
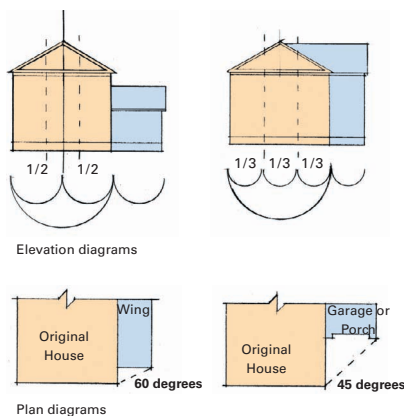
## Addition Possibilities

The following two pages provide examples of how to enlarge a Norfolk house through a variety of means, such as adding a side wing, adding a second floor, adding a living porch, or adding a front wing or “nose”, as well as build upon the architectural characteristics of the house, enhancing them through the addition. Photos of existing Norfolk houses are used as starting points to illustrate the process of proposing an addition.

By providing both a photo and a drawing of the existing house facade (before elevation) as well as one after the addition (after elevation) one can understand the impact the addition has on the facade.

An axonometric drawing shows the house on the lot from above and provides an understanding of the relationship of the addition to the side or front yard as well as the driveway and typical garage location. This drawing shows the existing house in a yellow color and the addition in a blue color.

The text explains the type of addition, the effect of the addition on the front facade and the potential floor plan changes that are possible.



Axonometric drawings showing massing of additions

